120.0	0001	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	792,800 / 792,800
					USE VALUE:	792,800 / 792,800
					ASSESSED:	792,800 / 792,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		GREENWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROZNITSKY YOEL
Owner 2:	FITZGERALD VIRGINIA A
Owner 3:	
Street 1:	15 GREENWOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAHADY BRIAN & CONSTANCE -
Owner 2:	-
Street 1:	15 GREENWOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,074 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 1836 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6074.000	371,200		421,600	792,800
Total Card	0.139	371,200		421,600	792,800
Total Parcel	0.139	371,200		421,600	792,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.81 | /Parcel: 431.8

Legal Description

User Acct 77277

GIS Ref

GIS Ref

Insp Date 07/02/18

Entered Lot Size

Total Land:

Land Unit Type:

!9283!

PREVIOUS ASSESSMENT

Parcel ID 120.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	371,200	0	6,074.	421,600	792,800	792,800	Year End Roll	12/18/2019
2019	101	FV	289,700	0	6,074.	427,600	717,300	717,300	Year End Roll	1/3/2019
2018	101	FV	224,700	0	6,074.	319,200	543,900	543,900	Year End Roll	12/20/2017
2017	101	FV	224,700	0	6,074.	289,100	513,800	513,800	Year End Roll	1/3/2017
2016	101	FV	224,700	0	6,074.	277,000	501,700	501,700	Year End	1/4/2016
2015	101	FV	210,800	0	6,074.	234,900	445,700	445,700	Year End Roll	12/11/2014
2014	101	FV	210,800	0	6,074.	222,800	433,600	433,600	Year End Roll	12/16/2013
2013	101	FV	209,800	0	6,074.	212,000	421,800	421,800		12/13/2012

PRINT

Date	Time
12/10/20	23:46:57

LAST REV

Date	Time
09/18/18	13:49:36

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9283

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHADY BRIAN &	1356-97		7/10/2008	Mult Lots	510,000	No	No		
	985-169		7/1/1984		114,000	No	No		Y

USER DEFINED

Prior Id # 1:	77277
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/10/2018	25	Heat App	11,500	C				
9/21/2017	1234	Addition	275,000	O				
4/2/2013	453	Add Bath	42,100	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	Left Notice	DGM	D Mann
7/2/2018	Measured	DGM	D Mann
7/2/2018	Permit Visit	DGM	D Mann
5/30/2013	Info Fm Prmt	EMK	Ellen K
4/27/2009	Measured	372	PATRIOT
2/15/2000	Measured	268	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6074		Sq. Ft.	Site		0	70.	0.99	5									421,553						421,600	

Total AC/HA: 0.13944 | Total SF/SM: 6074 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 421,553 | Spl Credit | Total: 421,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.22189546
Const Adj.:	0.99742496
Adj $ / SQ:	127.969
Other Features:	116750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389113
Depreciation:	17899
Depreciated Total:	371214

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

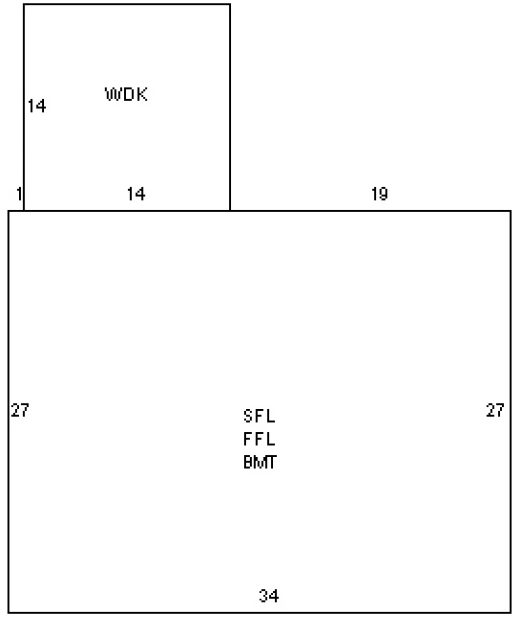
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	127.97
Special Features:	0	Val/Su Net:	125.83
Final Total:	371200	Val/Su SzAd	202.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	918	38.390	35,243
FFL	First Floor	918	127.970	117,475
SFL	Second Floor	918	127.970	117,475
WDK	Deck	196	11.070	2,170

Net Sketched Area:	2,950	Total:	272,363
Size Ad	1836	Gross Are	2950	FinArea	1836
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

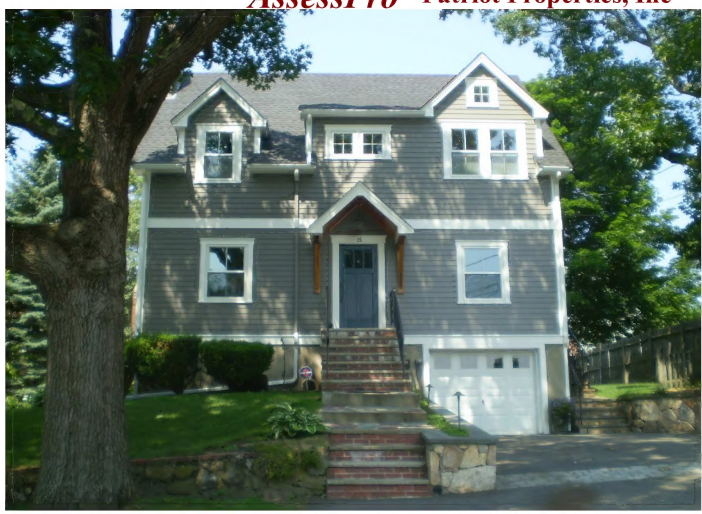
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

120.0-0001-0001.A

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:		Total Special Featues:		Total:	